



COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE: Zoning DEFINITIONS AND ACCESSORY USE REGULATIONS FOR GUEST LIVING QUARTERS

EXCERPTS FROM THE ZONING ORDINANCE

SECTION 1100 DEFINITIONS

Accessory Building: A portion of a main building or a detached subordinate building located on the same lot as a main building which is devoted exclusively to an accessory use.

Accessory Use: A use customarily incidental and accessory to the principal use of the land or lot, or to a building or other structure located on the same lot as the accessory use.

Guest Living Quarters: Living quarters attached to a primary dwelling unit without interior access or within a detached accessory building, which are for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises. Individual guests may be accommodated for a period not to exceed thirty (30) calendar days in any calendar year. Guest living quarters have neither kitchen facilities, wetbars nor laundry facilities and are not rented or otherwise used as a separate dwelling.

SECTION 6156 RESIDENTIAL AND AGRICULTURAL USE TYPES

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted:

- k. **GUEST LIVING QUARTERS:** In the A70, A72, RR, S87, S90 and S92 Use Regulations, one guest living quarters is allowed on a legal lot. In the RS, RV, RU, RRO and S88 Use Regulations, one guest living quarters is allowed on a legal lot not less than 20,000 square feet in net area. One guest living quarters may be permitted in the RS, RV, RU, RRO and S88 Use Regulations upon issuance of an Administrative Permit on a legal lot which has a net area of less than 20,000 square feet. Guest living quarters are not permitted in other zones. Guest living quarters shall comply with all of the following requirements:
1. The total floor area of a guest living quarters shall not exceed thirty percent (30%) of the square footage of the primary dwelling up to a maximum of 600 square feet. Additional area, up to 50% of the square footage of the primary dwelling, may be permitted with the approval of an Administrative Permit.
 2. Only one electric meter to serve both the main dwelling and guest living quarters will be allowed.

3. Guest living quarters shall not be allowed on a lot or parcel having a second dwelling unit, accessory apartment or accessory living quarters. Conversion of such a unit into guest living quarters is allowed provided all zoning and structural requirements are met. If said accessory unit was permitted by a discretionary permit, said permit shall be modified as required by the appropriate section of the Zoning Ordinance.
4. Notice of guest living quarters Administrative Permit applications shall be given as provided in Section 7060(c).
5. Before any Administrative Permit may be granted or modified, it shall be found:
 - (a). That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - (i). Harmony in scale, bulk, and coverage;
 - (ii). The harmful effect, if any, upon desirable neighborhood character;
 - (iii). The suitability of the site for the type and intensity of use or development which is proposed; and to
 - (iv). Any other relevant impact of the proposed use; and
 - (b). That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - (c). That the requirements of the California Environmental Quality Act have been complied with.

See subsection ii. below for an illustrative matrix comparing Second Dwelling Units and Guest Living Quarters.

- ii. The following matrix compares Guest Living Quarters and Second Dwelling Unit provisions. Complete regulations can be found in subsections k. and x.

Accessory Use Regulations

<i>This Table is a summary only. For complete regulations see appropriate sections of the Zoning Ordinance. In case of conflict between the provisions graphically represented in this table and the provisions set forth in the text of the Zoning Ordinance, the provisions of the Zoning Ordinance text shall apply.</i>		Guest Living Quarters (6156.k.)	Second Dwelling Unit (6156.x.)
LOCATION AND SIZE			
Applicable Use Types	Residential	■	■
	Commercial	-	-
	Industrial	-	-
	Agriculture	■	■
	Special Purpose	■	■
Net Lot Size Restrictions¹	Must meet minimum required by zoning	-	■
	Must be 20,000 sf or larger	■	■
	Administrative Permit Exceptions		
	May be less than 20,000 sf	■	■
	Minimum zoning not met ² but 1 acre or larger	-	■
Unit Size Restrictions	Must be equal or greater than 400 sf ³	-	■
	May not exceed 30% of primary dwelling ³	■	■
	May not exceed 600 sf ³	■	-
	May not exceed 1,200 sf ³	-	■
	Administrative Permit Exceptions		
	Up to 50% of primary dwelling allowed	■	■
	May not exceed 1,200 sf	-	■
DESIGN AND USE			
Allowed Facilities	Kitchen	-	■
	Wetbar	-	■
	Laundry	-	■
Occupancy	Employee	■	■
	Guests up to 30 days	■	■
	Guest more than 30 days	-	■
	Rental	-	■
Attachment to Other Structures	Primary Dwelling	■	■
	Detached garage/carport 480 sf or less	■	■
	Detached garage/carport greater than 480 sf	■	-
	Other habitable space	■	-
	Barn/agricultural storage building	■	-
	Administrative Permit Exceptions		
	Detached garage/carport greater than 480 sf	■	■
Electric Metering	Barn/agricultural storage building	-	■
	Separate Meter Allowed	-	■
PARKING			
Off-Street Parking Requirements⁴	1 space for units less than 640 sf	-	■
	2 spaces for units equal or greater than 640 sf	-	■

- Applicable
- Not Applicable

Footnotes:

1. If lot is Groundwater dependent, the lot must be twice the minimum size required per Groundwater Ordinance Section 67.722 A.1.
2. Lot must have met the minimum net area required by zoning at the time the lot was legally created, pursuant to Policy G-3.
3. Ministerially approved, provided all criteria of DPLU (including Zoning/Building/Fire) and other County Departments are met.
4. Required spaces may not be in tandem with required spaces for primary dwelling. May not encroach into front or exterior side setbacks.